

SEACREST & KALKOWSKI, P.C.

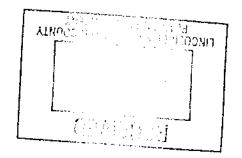
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KENT SEACREST

DANAY KALKOWSKI

May 17, 2001



Ms. Kathleen Sellman Planning Director County-City Building 555 South 10th Lincoln, NE 68508

RE: Saint Elizabeth Regional Medical Center; Proposed Campus Expansion; Amendment to Special Permit For A Health Care Facility; Waiver Requests

Dear Kathleen:

Our office represents Saint Elizabeth Regional Medical Center, a Nebraska non-profit corporation, who is the property owner of the hospital/medical campus located on South 70th Street between "L" Street on the north and Wedgewood Circle on the south. The property's legal description is Lot 1, Saint Elizabeth Regional Medical Center, Lincoln, Lancaster County, Nebraska.

Special Permit Amendment Application

We are pleased to submit a request on behalf of Saint Elizabeth for an amendment to their current Special Permit (Special Permit No.286) for a Health Care Facility (as defined by 27.03.310 (a) Hospitals) in the R-1 Residential District. The highlights of Saint Elizabeth's proposed hospital campus expansion include:

- Expansion of the Hospital Facility (six stories, approximately 200,000 additional square feet):
- Renovation and remodeling of the present Hospital Facility (approximately 342,000 square feet);
- New Medical Office Building (five stories, approximately 110,000 square feet);
- New Parking Garage (five levels, approximately 1,182 parking stalls);
- Expansion of the Central Plant (approximately 5,000 square feet for a total of approximately 15,200 square feet); and

 Reconfiguration of surface parking lots, driveways, signage and landscape materials.

The proposed additions are being designed and planned by NBBJ of Columbus, Ohio and Hammes Company of Lakewood, Colorado, who are nationally recognized health center architects and development leaders. Local development team members include our office along with Olsson Associates (Gary Bredehoft and Todd Lorenz) and The Schemmer Associates (Mark Lutjeharms). Together Saint Elizabeth is planning to sustain its 113 year tradition by proposing to construct quality buildings based upon high architecture and design standards which will prove to be an asset to the neighborhood and the community.

Enclosed please find our special permit amendment submittal, containing the following information:

- 1. Special Permit Application;
- Application Check;
- 3. Site Survey (21 copies);
- 4. Site Plan (21 copies);
- 5. Grading Plan (10 copies);
- 6. Landscape and Signage Plan (6 copies);
- Site Sections (21 copies);
- 8. Site Traffic Impact Report, May 2001 prepared by The Schemmer Associates (3 copies);
- 9. Supply/Demand Parking Study, May 2001 prepared by The Schemmer Associates (3 copies);
- 10. Title Insurance Commitment by Investor Title Insurance Company issued through State Title Services, Inc., dated May 1, 2001; and
- 11. Proposed Construction Phasing Plan For Phase I—Construction and Phase II—Interior remodel.

Prior to the Planning Commission hearing, Saint Elizabeth will provide the City with the details regarding its temporary parking and shuttle program during construction and the proposed location of the temporary satellite parking lots. We have addressed the stormwater runoff and storage by proposing modification to the existing pond abutting S. 70th Street. If you need additional stormwater information or data, please contact us.

Requested Waivers

The City Council has the authority pursuant to L.M.C. Section 27.63.010 to decrease the minimum regulations through the special permit process. Our submittal includes a schematic sign location plan showing additional signage, which we feel is necessary to provide clear direction for the public to find Saint Elizabeth's emergency and health delivery services. Saint Elizabeth hereby requests the following waivers:

- a. An increase in the size and height of the Main Entry Identification Sign (illuminated monument) from 80 square feet to 120 square feet and a maximum height of up to 10 feet above the curb line;
- b. An increase in size and height of the Primary Directional Sign (illuminated monument) on the northwest corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line;
- c. An increase in size and height of the Primary Directional Sign (illuminated monument) on the northeast corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line;
- d. The addition of a new Primary Directional Sign (illuminated monument) on the southeast corner of the campus for 80 square feet and a maximum height of up to 10 feet above the curb line; and
- e. Additional Building Signage (illuminated) on six building sites: 3 on the Parking Garage, 1 on the Medical Office Building and 2 on the Hospital Building. Each Building Signage would be a maximum of 22.5 square feet.

Planning Commission Considerations

The special permit process requires that the Planning Commission consider the effect the proposed project will have on the Comprehensive Plan, surrounding neighborhood and the community as a whole.

♦ Comprehensive Plan

The following are quotes from the Comprehensive Plan:

D. Public Safety and Health Services

Goals

• Provide and advocate for quality, affordable and accessible public safety, health and human services for every person in the entire community, and recognize that these services must be a high priority to enhance our quality of life.

Public safety and health services are critical to the well-being of the community. Facilities to house these services must be property located, distributed and equipped.

3. Health Services

Goals

 Actively encourage the prevention of disease, disability, premature death, property loss, and social dysfunctions in order to enhance the quality of life. Develop Lincoln as the center for a network of regional health care services.

The Health Care Industry is very important to the economy and well-being of the community. The expansion of the industry can be anticipated during the planning period. However, the expansion of major health care institutions in the developed areas of the community will have an impact upon abutting neighbors of the property. Health care institutions are encouraged to reduce the impacts of planned expansion on the neighborhood and the community as a whole; to notify neighbors and the community about long range institutional plans; and to coordinate long range institutional plans with the long range land use and capital improvement plans of the city.

♦ Surrounding Neighborhood

Saint Elizabeth has invited over 600 property owners to two neighborhood meetings to review and comment on the campus master plan and the major components of this submittal. Approximately 25 neighbors attended the January 2001 neighborhood information meeting and approximately 5 neighbors attended the May 2001 meeting. The neighbors in attendance addressed questions and concerns centering around traffic flow, parking garage, and buffering measures. The enclosed submittal includes modifications to help address the neighbors' concerns.

The traffic impacts and proposed traffic improvements associated with the proposed expansion are addressed in the enclosed Site Traffic Impact Report. With the suggested road improvements we are able to provide proper access to the Saint Elizabeth campus as well as keep traffic flowing well on South 70th Street and the surrounding neighborhood streets.

A handful of neighbors asked whether Saint Elizabeth could relocate the proposed parking garage to the north side of the campus. There are many reasons why this is not practical nor desirable for Saint Elizabeth, the rest of the surrounding neighborhood and the community at large. The public needing medical services and visiting patients require easy and convenient parking. The proposed location places the parking garage at the Hospital's front door as well as the front door of the Medical Office Building. Locating the garage on the north side of the campus would cause a greater walking distance to needed medical services. The Hospital would have to incur extraordinary costs to reconfigure the health care facilities to receive patients and visitors from the north. In addition, we believe that a parking garage on the north would put more traffic on to "L" Street, a local street and encourage patients and visitors to cut through the neighborhood to the west. The proposed location encourages visitors to enter and exit onto S. 70th Street, a major arterial roadway.

At the January neighborhood meeting, Saint Elizabeth was asked to shift the parking garage further away from its west and south neighbors. The latest plan has shifted the parking garage further away. The revised plan shifts the garage as far away as possible without impacting other key buildings, circulation routes and the S. 70th Street open spaces. In addition, Saint Elizabeth has added additional landscape materials and designed the parking lot lighting to be shielded to address the neighborhood concerns.

♦ Community As A Whole

Saint Elizabeth's expansion plans help position this community for the next level of regional health care services. These improvements will greatly improve the health care and preventive care delivery services for Lincoln citizens as well as the surrounding region. An improved health care system directly adds to the community's quality of life.

As soon as you have had the opportunity to review the enclosed information, we look forward to addressing your comments and questions. We are excited to work with the City Administration and our neighbors to bring forward this exciting and important health care expansion to our community.

Yours very truly,

KENT SEACREST For the Firm

cc: Mayor Don Wesley
City Council Members
Planning Commission Members
Robert Lanik
Project Team Mailing List

Date Printed: May 22, 2001

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A seperate set of plans for review and and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # DRF01059

Address

Job Description: St. Elizabeth's Hospital Expan

Location: St. Elizabeth Hospital Expansi

Special Permit: N

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: RAY HILL

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effictive March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments

Applicable NFPA National Fire Code Standards

INTER-DEPARTMENT COMMUNICATION

DATE May 31, 2001

TO: Jason Reynolds, City Planning

Sharm Therball

FROM Sharon Theobald (Ext. 7640)

SUBJECT DEDICATED EASEMENTS DN #6S-69E

Attached is the Special Use Permit/Site Plan for Saint Elizabeth Regional Medical Center.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

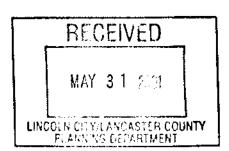
It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

ST/br

Attachment

c: Terry Wiebke Easement File

OFFICEFO/DEDEAS.Fm



ITEM NO. 3.2: SPECIAL PERMIT NO. 2861 (p.57 - Public Hearing - 6/13/01)

Memorandum

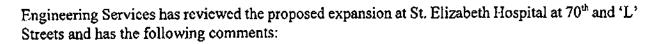
To: Kay Liang, Planning Department

From: Dennis Bartels, Public Works & Utilities

Subject: St. Elizabeth Hospital Expansion

Date: June 4, 2001

cc: Allan Abbott, Roger Figard, Virendra Singh, Nicole Fleck-Tooze



- 1. The proposed expansion can be served from existing public sewer and water mains.
- 2. Additional drainage information is needed. The existing overflow for storm sewer drainage south to north is shown to be filled 8' to 10'. The low area was required, with previous plans, to provide protection from flooding to the apartment buildings to the south. The plan shows multiple 24" storm sewer through this fill. No calculations or other justification has been submitted to show that this project does not cause potential flood problems for the apartments. Information needed includes pipe capacities and floor or opening elevations of adjacent apartments.
- 3. Traffic The proposed expansion has significant impacts to the abutting street system per the traffic impact report submitted. The impact study identifies 2 alternatives. The plan submitted shows a primary signalized entrance to be established. If this permit is approved, Public Works recommends the alternative shown on the plans.

The traffic signal and paving widening shown at 70th and Wedgewood Drive will require widening of Wedgewood Drive east of 70th adjacent to existing homes. This construction east of 70th Street must be shown on the site plan.

The impact study executive summary identifies improvements for Scenario B to mitigate the traffic impacts from this development. Approval of this special permit should be subject to St. Elizabeth being responsible for constructing the improvements identified. This responsibility includes constructing the improvements in Wedgewood Drive east of 70th.

Right-of-way for the proposed additional lanes needs to be identified on the plans. Construction costs of constructing the new pavements include the costs of the necessary right-of-way.

4. The internal design of the parking lots and site circulation is satisfactory to Engineering Services.

LINCOLN PARKS AND RECREATION DEPT.

Memo

To: Kay Liang, Planning

From: J.J. Yost, Parks & Recreation

Date: 8 June 2001

Re: St. Elizabeth's Hospital Expansion - Amendment to Special Permit #286 G

JUN 1 2 7607

LINCOLN GITY/LANGASTER COUNTY
PLANNING DEPARTMENT

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

- It is recommended that the Landscaping Plan include a menu listing species, type and quantities.
- Austin Pine and Scotch Pine should not be planted due to serious disease problems. Recommended alternatives include Colorado Spruce, Norway Spruce, Black Hills Spruce, Corcolor Fir and Bald Cypress.
- 3. Sugar Maple and Norway Maple have severe leaf scorch and sunscald bark injury in areas of pavement due to reflected sunlight and heat from hard surfaces. Recommended alternatives include Aristocrat Pear for the parking area and south of proposed parking structure in place of Norway Maple, and Autumn Purple Ash in place of Sugar Maple. It is also recommended that 5 Kentucky Coffee Trees be planted in place of the 7 Honeylocust (one less in the center islands of the parking lot) and 6 Swamp White Oaks or River Birch be planted in place of the 6 Norway Maples on the west side of the proposed parking structure.
- 4. Please submit a revised Landscape Plan including street trees along South 70th Street and "L" Street to meet current requirements. The designated street tree for South 70th Street is Shademaster Locust and the designated street tree for "L" Street is Donald Wyman Flowering Crab.
- The pedestrian walkways at the main entrance along South 70th Street should align. A pedestrian easement should be established over the area on private property, if not previously existing.

If you have any additional question, comments or concerns, please feel free to contact me at 441-8255.

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT INTER-OFFICE COMMUNICATION

TO: Jason Reynolds

EH File

DATE: 6/4/01

DEPARTMENT: Planning

FROM: Chris Schroeder

Jerry Hood

ATTENTION:

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DEPARTMENT:

Health

CARBONS TO: Carole Douglas, Acting Director **SUBJECT:**

St. Elizabeth's Hospital

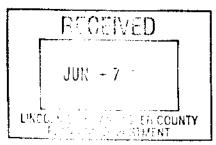
Expansion

EH Administration

The Lincoln-Lancaster County Health Department has reviewed the proposed St. Elizabeth's Hospital expansion and has noted the following:

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.
- The applicant should review the City of Lincoln, Noise Control Ordinance Chapter 8.24 L.M.C. Specifically, measured at the property line for residential zoning, noise pollution cannot exceed 65 dB(A) from 7:00 am to 10:00 pm and 55 dB(A) from 10:00 pm to 7:00 am.
- While the construction process is proceeding, erosion from the site by wind or water must be controlled. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

If you have any questions, please contact me at 441-6272.



MEMORANDUM

DATE:

June 12, 2001

TO:

Planning Commission Members

Kathleen Sellman - Planning

Ray Hill - Planning **Kent Seacrest**

Charlotte H. Liggett - St. Elizabeth Hospital

FROM:

Kay Liang

SUBJECT: Special Permit No. 286-I, St. Elizabeth Hospital additional conditions

CC:

File

The following are additions to the conditions of approval:

Site Specific:

- 1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.3 Provide sufficient drainage information to the Public Works and Utilities Department showing that this project does not cause potential flood problems for the apartments.

General:

- 3. Before receiving building permits:
 - 3.3. The applicant has received an Executive Order guaranteeing the required improvements.

SUBMITTED AT PUBLIC HEARING BEFORE PLANNING COMMISSION BY KENT SEACREST: 6/13/01

MOTION TO AMEND

I hereby move to amend the Conditions recommended by the Lincoln City/Lancaster County Planning Staff Report for P.A.S.#: Special Permit No. 286-l, Saint Elizabeth Regional Medical Center to read as follows:

CONDITIONS:

2.5 Modifications to allow:

The addition of a new primary directional sign (illuminated monument) on the southeast corner of the campus for 80 square feet and a maximum height of up to 10 feet above the curb line; provided that the message board portion of the sign does not exceed 50 square feet. The area and height shall be as permitted in Section 27.69.260 of the Zoning Ordinance.

Additional building signage (illuminated) on six building sites: 3 on the parking garage, 1 on the medical center building, and 2 on the hospital building. Each will be a maximum of 22.5 square feet.

An increase in the size and height of the main entry identification sign (illuminated monument) from 50 square feet to 120 feet and a maximum height of up to 10 feet above the curb line; provided that the message board portion of the sign does not exceed 80 square feet.

An increase in size and height of the primary directional sign on the northwest and northeast corner of the campus from 50 square feet to 80 square feet and a maximum height of up to 10 feet above the curb line; provided that the message board portion of the sign does not exceed 50 square feet.

Introduced by:

	Introduced by:	
Approved as to Form & Legality:		
City Attorney		
Staff Review Completed:		
Administrative Assistant		

Requested by: SEACREST & KALKOWSKI, P.C.